

BENTON COUNTY PLANNING BOARD
Technical Advisory Committee Meeting Minutes
May 2, 2007, 5:30 p.m.

Call to Order & Roll Call: The following Benton County Planning Board members were present: Melana Ewing, Tim Sorey, John Butler, and Bill Kneebone. The following Benton County Planning Office staff members were present: Ashley Pope, Kathleen Davis, and Karen Stewart.

Announcements:

Ms. Pope stated that a new Planning Board member should be appointed within the next few days. The Board discussed that the Quorum Court would also have to approve the appointment.

1. Final Plat - **Deer Haven** - Smith Ridge Rd., Avoca - Lemons Engineering

There was no representation for this project.

2. Lot Split - **Twin Coves Resort** - Twin Coves Rd., Rogers - Bill Jenkins
Surveying

Mike Parker was present. He stated that this project is simply a lot split; he is splitting a 12.73 acre lot into two parcels - one parcel will be 7.89 acres and the other will be 4.84 acres.

Ms. Pope stated that this lot split had to come before the Board due to it's location within a subdivision.

Mr. Sorey asked if there would be any further lot splits; Mr. Parker answered that he did not think there would be.

Ms. Ewing asked if there are any covenants against lot splits in place in the subdivision; Ms. Pope responded that there are none.

Mr. Sorey asked about the 12-foot gravel drive; Mr. Parker stated that it is actually paved, that it leads to a boat dock, and that Benton County leases the boat dock.

Mr. Kneebone enquired about the septic tanks, stating that it appeared that all of the trailers in the park used just two septic tanks; Mr. Parker stated that each trailer has its own septic system. He also noted that there are five septic systems shown on the plat, but that the systems are somewhat run down and that he is in the process of cleaning up.

Mr. Kneebone expressed concern regarding septic systems that close to the lake; Mr. Parker stated that a sanitarian had visited the site and approved the septic systems. He also informed the Board that the septic tanks were pumped out at that time.

Ms. Pope asked how long the trailer park had been in existence; Mr. Parker stated that he was unsure, but that one resident had lived there for about 18 years. He made the comment that this trailer park makes a "lake getaway" affordable.

Mr. Butler enquired about who provided water to the trailer park; Mr. Parker stated that City Rogers provides water.

Mr. Sorey asked if the access to the trailers is from the paved road; Mr. Parker affirmed that it is, and that it loops around the trailers for parking.

Ms. Pope reminded the Board that this project is simply a lot split, not a large scale development.

Mr. Parker stated that both parcels will have frontage on the County Road.

Mr. Sorey stated that the paved road on the plat should be shown as paved, rather than gravel.

Mr. Butler stated that every septic system in the park should be indicated on the plat and that trailers that will be removed should be indicated as such; Mr. Sorey added that the old well house on the property should be indicated on the plat.

Ms. Ewing requested that a statement regarding future buildings not being placed in the easements be added to the plat.

Mr. Butler stated that he would like 911 Administration's comments regarding the project.

Ms. Pope was tasked with finding out if Twin Coves Road is a private or public road.

3. Variance from Set-Back - **Richard Squib** - Vinda Dr., Rogers - Cochran & Associates

Richard Squib was present.

Ms. Pope stated that this property is in the Monte Ne area and that an existing public road runs through the Squibs' lots.

Mr. Squib stated that he owns lots 1 through 8.

Mr. Sorey stated that the lots should be replatted; Ms. Pope concurred.

Mr. Sorey noted problems with the submitted survey and stated that he would provide Staff with the minimum requirements for surveys done in the State of Arkansas.

Mr. Butler asked if Vinda Road cuts across lots 1, 2, and 3; Mr. Squib replied that it does and that it was like that before he purchased the property.

Mr. Sorey stated that the surveyor should include either a quadrangle map or topography on the plat; the surveyor should also indicate center lines, set-back lines, and rights-of-way on the plat.

Ms. Pope stated that the plat needs contours; Ms. Ewing stated that a vicinity map is also required.

Ms. Pope indicated that Vinda Road is a County road and is 50 feet wide.

Mr. Sorey stated that the Squibs' property located south of the public road should be replatted as one lot and the property north of the public road should be shown as a separate, unbuildable lot (if it is indeed unbuildable).

4. Large Scale Development - **Scott's Automotive** - W. Hwy 264, Bentonville - Geomatic Consultants

Amanda Copeland was present, with Bill Platz from W/R Consulting.

Ms. Pope stated that everything appears to be in order on this project, but that the Board would need a letter of release from the Highfill Planning Board.

Mr. Butler pointed out that the plat should indicate that the project is a large scale development, not a lot survey.

Mr. Sorey asked if the lot is still broken up the way it is shown on the plat. He then stated that a replat would need to be done and that it should show the parcel on which the neighbor currently has a shed for parking.

Mr. Sorey stated that the wood deck on the Copeland's residence is in the old street right-of-way; Mrs. Copeland indicated that Healing Springs did away with public streets.

Mr. Sorey stated that the old right-of-way issues would be resolved by the replat and asked about the septic system that will be used for the new shop; Mrs. Copeland stated that the old septic system is untrustworthy, so a new septic system will be installed and used for both the residence and the shop.

Ms. Ewing asked if a buffer exists between the shop and the neighbor to the west of the property; Mrs. Copeland stated that a privacy fence will be installed.

Ms. Pope stated that the property is in a flood zone (an unstudied A zone) and that a permit will be required. She also stated that the building needs to be at least one foot above the flood plain.

Mr. Sorey stated that any proposed improvements such as fences, drives, etc. must be shown on the plat. The temporary easement for the neighbor's parking must also be indicated.

Mr. Butler stated that a variance request should be submitted for the shed in the set-back.

Mrs. Copeland stated that lot 12 is owned by her father; she and her husband own lots 13 through 18.

5. Large Scale Development - **Dunk Fire & Security Addition** - E. Wagon Wheel Rd., Bethel Heights - Bates & Associates

There was no representation for this project.

6. **South Mountain Estates POA** - Road Reclassification

Bernard Leonard (of South Mountain Estates POA) and Howard Cain (attorney) were present.

Mr. Leonard stated that the South Mountain Estates POA wishes to change the blue-sign (public access) roads to white-sign (private) roads in their gated community. The gate has been in place for about eleven years.

Ms. Pope stated that the County has no objections to this request.

Mr. Cain stated that affidavits are being sent to each property owner in South Mountain Estates.

Ms. Pope asked if the responsible fire department had been notified of this request; Mr. Leonard stated that they had and that the code for the gate is on file with 911 Dispatch.

Mr. Sorey stated that the Board needs the affidavits signed by each of the residents of South Mountain Estates and a letter from the fire department stating that they are able to access the gate.

7. Final Plat - **The Escarpment at Rocky Branch** - Blue Water Ridge Rd. - W / R Consulting

Bill Platz of W / R Consulting was present; he stated that the water and fire hydrants are in, all roads are now 15% grade or less, and the roads are paved in hot mix.

Mr. Sorey asked what the cross-hatched area on the plat denotes; Mr. Platz stated that it is the area for the septic system.

Ms. Pope stated that the Board needs the documentation on the septic from the Department of Health. She also noted that the cul-de-sac had been changed to a "T".

Mr. Platz stated that no houses have been built yet, all of the electric is underground (provider is Carroll Electric); water is provided by Benton County Water Authority #5.

Ms. Pope stated that set-backs, as-builts, and curve lines on access roads all need to be indicated on the plat.

Mr. Platz stated that a variance request has been completed.

8. Final Plat - **Forest Hills Estates** - Bill Young Rd., Siloam Springs - Steadfast, Inc.

There was no representation for this project.

A member of the Board mentioned that a vicinity map is needed on the submitted plat.

9. Large Scale Development - **Smith Trucking, Phase II** - S Hwy 59, Gentry - EDA

Brett Watts was present; he stated that phase II of this project includes a 30,000 square foot warehouse with 4 truck docks, a standard parking space, and a handicapped parking space.

Ms. Pope stated that address approval is required from 911 Administration; Mr. Watts stated that since no mail would be sent to the new facility, 911 Administration had approved no new address.

Ms. Pope stated that septic approval is required; Mr. Watts stated that there would be no water in the building, except for the sprinkler system.

Ms. Pope questioned whether or not there would be restrooms in the new warehouse; Mr. Watts stated that there would not be, since they will not be hiring any new employees.

Ms. Pope then read the Fire Marshal's comments regarding this project into the record. Afterwards, she stated that there is no solid waste disposal plan and no letter from the fire department on file for this project. She stated that the Board needs a survey on the project, as well. Mr. Watts stated that the same survey that was used for phase I of the project will be used for phase II.

Ms. Pope asked about contours; Mr. Watts stated that the land is a very flat 40-acre parcel.

Mr. Butler asked why a garage for personal use is being shown on the plat; Mr. Watts stated that it is a personal garage that will be used to house a car collection. Mr. Sorey noted that if the garage were to be used for anything other than personal use in the future, it could cause issues. Mr. Butler suggested including it under the large scale development application to avoid any future problems.

Mr. Butler stated that he would like to see a copy of the phase I plans, specifically related to the parking area.

Mr. Watts stated that the truck docks and handicapped parking will be on concrete pads.

10. Preliminary & final plats - **Little Sugar Estates** - Ford Springs Rd., Bentonville - Sandcreek Eng

Brian Sartain of Sandcreek Engineering was present; he stated that the preliminary plat was previously approved by the Board, but the developer acquired more land and added lot 11 to the project. Mr. Sartain turned in test pit results to Ms. Pope.

Mr. Kneebone stated that lots marked 5, 5a, and 5b are confusing; Mr. Butler stated that they are labeled that way due to the flood plain. Ms. Pope stated that the lot 5 label should be removed and that a statement stipulating that lots 5a and 5b are to be sold together should be added to the plat.

Ms. Pope stated that she will review the soil test pit results. She also noted that the Board needs to be provided with a copy of the covenants and a letter from the responsible fire department. She also stated that the right-of-way needs to be provided on the plat, as well as the base flood elevation and as-builts.

Mr. Sartain stated that if the project is not complete in the next couple of weeks it will be bonded.

Ms. Pope stated that it should be denoted on that plat that there is to be "no construction in floodway."

Ms. Ewing pointed out that in the title block of the preliminary plat it is labeled "final plat."

Ms. Pope clarified that lots in the floodplain may be built upon, but those in the floodway may not.

Mr. Butler stated that there is nothing on the plat stating that lots A & B cannot be sold separately; Mr. Sartain stated that the statement will be added by the next submittal.

Ms. Ewing stated that statement regarding lots A & B not being sold separately should be noted on the plat and in the covenants.

Other Business:

Time Extension - **Sellers Properties Office Buildings** - Puppy Creek Rd. - Kevin Yates

Kevin Yates was present. He stated that the site improvements and one building on the property are completed, but that the process has taken longer than anticipated. The project was originally approved in March of 2003. He also stated that the building plans are being reviewed by the State due to the fact that it has a community well.

Mr. Sorey stated that he had no problem with granting a time extension as long as all necessary documentation is submitted. He stated that all changes to the original plans must be updated and documentation must be provided to the Board.

Mr. Yates requested an extension of two years.

Tract Split Variance - **Dale & Brenda Pace** - Hidden Hills Dr., Lowell - Jim Ramsey

Dale & Brenda Pace were present.

Ms. Pope stated that a tract split would not normally be brought before the Board. The Paces are splitting 1 acre off of a 30 acre parcel and requested that they not be required to survey the entire 30 acres, as this would be cost prohibitive.

Mrs. Pace stated that the last survey of the entire 30 acres was in 1999.

Ms. Pope stated that the vicinity map on this plat did not meet the intent of the ordinance.

Mr. Sorey stated that a statement declaring "no further tract splits" should be put on the plat. If further splits are made, the applicant would be required to apply to the Planning Board for a subdivision. He also stated that the surveyor could show the proposed boundary based on metes & bounds - the surveyor would simply have to show enough of the parent tract to pinpoint the location of the lot that is being split off of the parent tract.